

May 5, 1958

The monthly meeting of the Dover Planning Board was held at the Planning Board Office on May 5, 1958. The meeting was called to order by Chairman Meserve at 7:37 p.m.

Members present were Messrs. Meserve, Crawford, McDonald, Labrie, Farrar, DuBois, Nealley, and Director Skinner.

Also present was Attorney Moher, the City Solicitor.

Chairman Meserve dispensed with order of business and explained to Attorney Moher some of the problems of the Planning Board in reference to violations:

Case of Wesley Smith; Atty. Moher explained that he had sent Mr. O'Neil, the Building Inspector, a letter which he was to contact the party and nothing was ever done. Atty. Moher can not act until the party has been notified of the violation.

Case of the Junk Yard on 6th Street; This is a non-conforming use of property - nothing can be done - a complaint can be filed on the health angle, but is not a public nuisance. It was brought out that the first license was issued after the Zoning Ordinance was in effect.

Case of garage on Ascension Avenue; Non-conforming use - no action by the Board.

Case of Goldstein--Court Street; Building Inspector should serve notice so that action can be taken.

Case of Mr. Bradley; Atty. Moher explained that he sent Mr. Bradley a letter explaining in detail what was wrong. Mr. Bradley on his return from a trip to Florida claimed ignorance and assured Atty. Moher that he would never do anything like that again.

Copies of all letters by the City Solicitor were sent to the Planning Board.

Mr. McDonald questioned Atty. Moher as to the status of Trailer Park on Rochester Road. Moher claimed that this is a definite violation, but that the Zoning Board gave him a variance. This same party is constructing a Trailer Park on Cushing Road, about 200 yds. beyond the Highway overpass. Mr. McDonald read from sections of the Mobilehome Park Regulations and Atty. Moher said that it was just a matter of enforcement.

On a motion by Labrie, seconded by McDonald, the Planning Director was to be directed to contact the Health Officer and that he stop construction at the Trailer Park on Cushing Road and that Mr. Russell Scott be enforced to comply to the Mobilehome Park Regulations. Passed unanimous.

At this point Mr. D. Danny of the James Builders was ushered into the meeting and he explained his map of Section #2 of Morning-side Park Development. The matter centered on a larger map and the location of easements for drains, etc., on the plans. Mr. Meserve questioned Mr. Danny about turning on and off of the water valves in this section and Mr. Danny stated that the contractors have been told to conform with the City's request. Mr. Danny also explained about his homes and the playground area at the new development. He was then instructed to forward a new plan (larger) direct to the City Surveyor to save time.

It was explained about Mr. Starr. He only intended to build one house and that he has an easement to that house, but if he tries to build another house in the same area he would run into trouble.

Christensen Development: The letter from the Supt. of Public Works and Water was read to the Board and 6 issues were requested for clarification. It was suggested that they (Christensen) be notified of these requests. Also no percolation test has been received to date.

On a motion by Nealley, seconded by McDonald, the Director be instructed to notify the Christensen Agency of the six points outlined in the letter of May 5th from the Supt. of Public Works Dept. and that they (Christensen) comply with these requests and also forward a copy from the State Health Dept. approving the percolation tests in this area. Voted unanimous.

Recommended that the Planning Director plan to be in his office every day from 2 - 4 p.m. unless some major problems take him away.

Request that the Planning Director go to Manchester and pick up all maps and material belonging to the City of Dover.

Requested that the Planning Director contact, by mail, the Secretary of the Dover Housing Authority and report the status of development for the new housing unit. Motion by Farrar, seconded by Labrie. Vote unanimous.

The chairman will contact Mr. O'Neil, the Building Inspector, regarding our meeting with the City Solicitor.

Motion by McDonald, seconded by DuBois that the Planning Board recommend to the City Council that the petitioner of Beech Road Extension be requested to forward a subdivision plan in accordance with the subdivision regulations before action can be taken.

The Planning Director is to notify the Mayor that the Board is still conferring with the State Highway Department regarding names of streets in the overpass section of highway off Silver Street.

The minutes of last meeting were read and accepted.

Approved payment of bill to Manley Offset Company for maps  
(200). Roll-call vote was unanimous.

Requested the Planning Director contact Mr. Brownlee, the  
Finance Officer, as to the amount of appropriation left in the  
Planning budget.

A letter of resignation from the Planning Staff secretary  
was accepted and placed on file.

The meeting adjourned at 9:30 p.m.

Respectively submitted

C. Farrar  
Acting Secretary